



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1415-126

File ID: K-1415-126

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 7

In Control: City Council

Department: City Clerk Department

Cost: \$56,825.00

File Created: 05/29/2015

File Name: FYE 2015 Roof Replacement Project

Final Action:

Title: CONSIDERATION OF BID 1415-51; CONTRACT K-1415-126 WITH STANDARD ROOFING COMPANY, INC., IN THE AMOUNT OF \$56,825; PERFORMANCE BOND B-1415-87, STATUTORY BOND B-1415-88, MAINTENANCE BOND MB-1415-76 AND PROJECT AGENT RESOLUTION R-1415-97 FOR THE REAVES CENTER ROOF REPLACEMENT PROJECT.

Notes: ACTION NEEDED: Motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$56,825 to Standard Roofing Company, Inc., as the lowest and best bidder meeting specifications; approve Contract K-1415-126 and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds, and adopt Resolution R-1415-97.

ACTION TAKEN: _____

Agenda Date: 06/09/2015

Agenda Number: 7

Attachments: Bid tab, K-1415-126, Perf B-1415-87, Stat B-1415-88, MB-1415-76.pdf, R-1415-97, PR Standard.pdf

Project Manager: Matthew Smith, Facility Maintenance Supt

Entered by: brenda.hall@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1415-126

Body

BACKGROUND: The FYE 2015 Capital Budget included funds for the replacement of Reaves Center roof. The roof replacement program is an ongoing capital improvement program that began in FYE 2009 to address deferred maintenance needs of City facilities. Since that time, 33 roofs have been replaced at a cost of \$4,588,614. Upon completion of this roof, three roofs remain. Two are programmed in the FYE 2016 Capital Budget and one in the FYE 2016 Water Reclamation Fund Budget, after which all roofs will have been rehabilitated or had a full replacement with the exception of some of the outlying maintenance facilities.

DISCUSSION: This contract includes replacement of the roof at Reaves Center. The project scope includes replacing the existing 3,040 square foot existing membrane roofing system down to the steel deck and

replacing it with a cold process built up asphalt roof. The current roof was rehabbed in 2007 and is at the end of its useful life. The existing roof has low areas or depressions where water is ponding; there are bubbled areas in the membrane; there are also visible defects where prior seam repair has occurred; and there is unadhered membrane. Leakage is currently occurring in the building.

The new roof will include a 20-year manufacturer's warranty on materials and two years on labor. The manufacturer will inspect and provide written executive summaries in years two, five, ten and fifteen.

Bid packets were mailed to six contractors as well as solicited through a legal notice published in the Norman Transcript. The contractors attended mandatory site visits on May 4, 2015, and bids were opened on May 14, 2015. Four bids were received ranging from \$56,825 to \$98,150. The low bid in the amount of \$56,825 was received from Standard Roofing Company, Inc., from Oklahoma City. An alternate was included in the bid to replace the current polyvinyl chloride drain assembly with a cast iron set to be included if funding was available; therefore, this contract includes the alternate. If awarded this contract and weather permitting, Standard Roofing will begin the project on June 22, 2015, and be completed by July 3, 2015. No interruption of services at Reaves Center is anticipated during the project.

The Capital Budget, Building Roofs, Construction (account 050-9540-419.61-01; Project EF1002) includes \$90,000 for the replacement of the Reaves Center roof.

STAFF RECOMMENDATION: Staff recommends all bids submitted under Bid 1415-51 be accepted, Contract K-1415-126 with Standard Roofing Company, Inc., in the amount of \$56,825 which includes \$55,975 for the base bid and \$850 for the alternate and the subsequent performance, statutory, and maintenance bonds be approved, and Project Agent Resolution R-1415-97 granting tax-exempt status to Standard Roofing Company, Inc., be adopted.